137.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	861,400 / 861,400
					USE VALUE:	861,400 / 861,400
					ASSESSED:	861,400 / 861,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		VENNER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HEALY DECLAN & MEGAN	
Owner 2:		
Owner 3:		
Street 1:	27 VENNER RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	WALSH JUNE M/ESTATE -
Owner 2:	-
Street 1:	27 VENNER RD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 6,420 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Brick Veneer Exterior and 1770 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6420.000	306,000	4,100	551,300	861,400
Total Card	0.147	306,000	4,100	551,300	861,400
Total Parcel	0.147	306,000	4,100	551,300	861,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 486.67 | /Parcel: 486.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 87970
GIS Ref:
GIS Ref:
Insp Date: 08/31/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 137.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,200	4100	6,420.	551,300	770,600	770,600	Year End Roll	12/18/2019
2019	101	FV	172,200	4100	6,420.	582,000	758,300	758,300	Year End Roll	1/3/2019
2018	101	FV	172,200	4100	6,420.	428,800	605,100	605,100	Year End Roll	12/20/2017
2017	101	FV	159,300	4100	6,420.	410,400	573,800	573,800	Year End Roll	1/3/2017
2016	101	FV	159,300	4100	6,420.	379,800	543,200	543,200	Year End	1/4/2016
2015	101	FV	150,000	4100	6,420.	318,600	472,700	472,700	Year End Roll	12/11/2014
2014	101	FV	150,000	4100	6,420.	311,200	465,300	465,300	Year End Roll	12/16/2013
2013	101	FV	249,600	4900	6,420.	296,500	551,000	551,000		12/13/2012

!10618!

PRINT

Date	Time
12/11/20	00:54:24

LAST REV

Date	Time
10/20/20	10:28:58

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10618

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALSH JUNE M/ES	60673-347		12/7/2012	Estate/Div	433,000	No	No		
	10828-153		5/25/1965			No	No		Thomas Walsh dod 4/23/76

USER DEFINED

Prior Id # 1:	87970
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2019	978	Addition	72,600	O				
12/4/2013	1767	Manual	12,541	C				
6/6/1995	303	Manual	3,750					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/13/2020	Left Notice	DGM	D Mann
6/29/2020	Permit Visit	DGM	D Mann
8/31/2017	MEAS&NOTICE	HS	Hanne S
2/6/2014	Info Fm Prmt	EMK	Ellen K
2/7/2013	Inspected	BR	B Rossignol
2/9/2009	Meas/Inspect	372	PATRIOT
11/13/2000	Hearing Chag	201	PATRIOT
11/18/1999	Mailer Sent		
11/5/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6420		Sq. Ft.	Site		0	90.	0.95	10									551,343						551,300	

Total AC/HA: 0.14738 | Total SF/SM: 6420 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 551,343 | Spl Credit | Total: 551,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	4 - Vinyl	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN W/RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24322033
Const Adj.:	1.01068878
Adj $ / SQ:	163.346
Other Features:	70122
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	443490
Depreciation:	137482
Depreciated Total:	306008

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

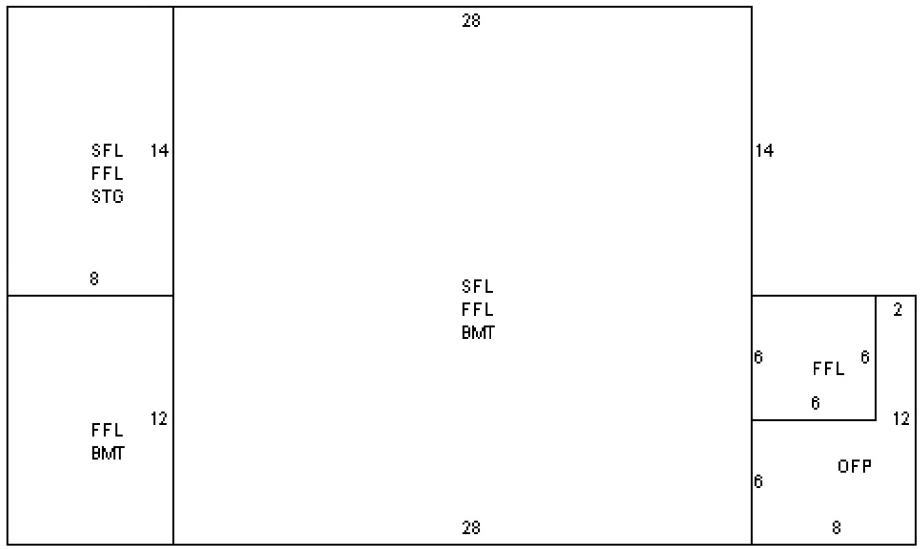
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	179.68
Special Features:	0	Val/Su Net:	110.63
Final Total:	306000	Val/Su SzAd	172.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	163.350	158,772
BMT	Basement	824	49.000	40,379
SFL	Second Floor	798	163.350	130,350
STG	Storage	112	7.870	881
OFP	Open Porch	60	44.470	2,668

Net Sketched Area:	2,766			Total:	333,050
Size Ad	1769.9999	Gross Are	2808	FinArea	1770

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 137.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1928	21.58	T	50	101			4,100			4,100

More:	N	Total Yard Items:	4,100	Total Special Featues:		Total:	4,100